



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, West of Rochell Rd, North of SH-276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Rockwall Economic Development Corp.

APPLICANT

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl
Suite 104

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

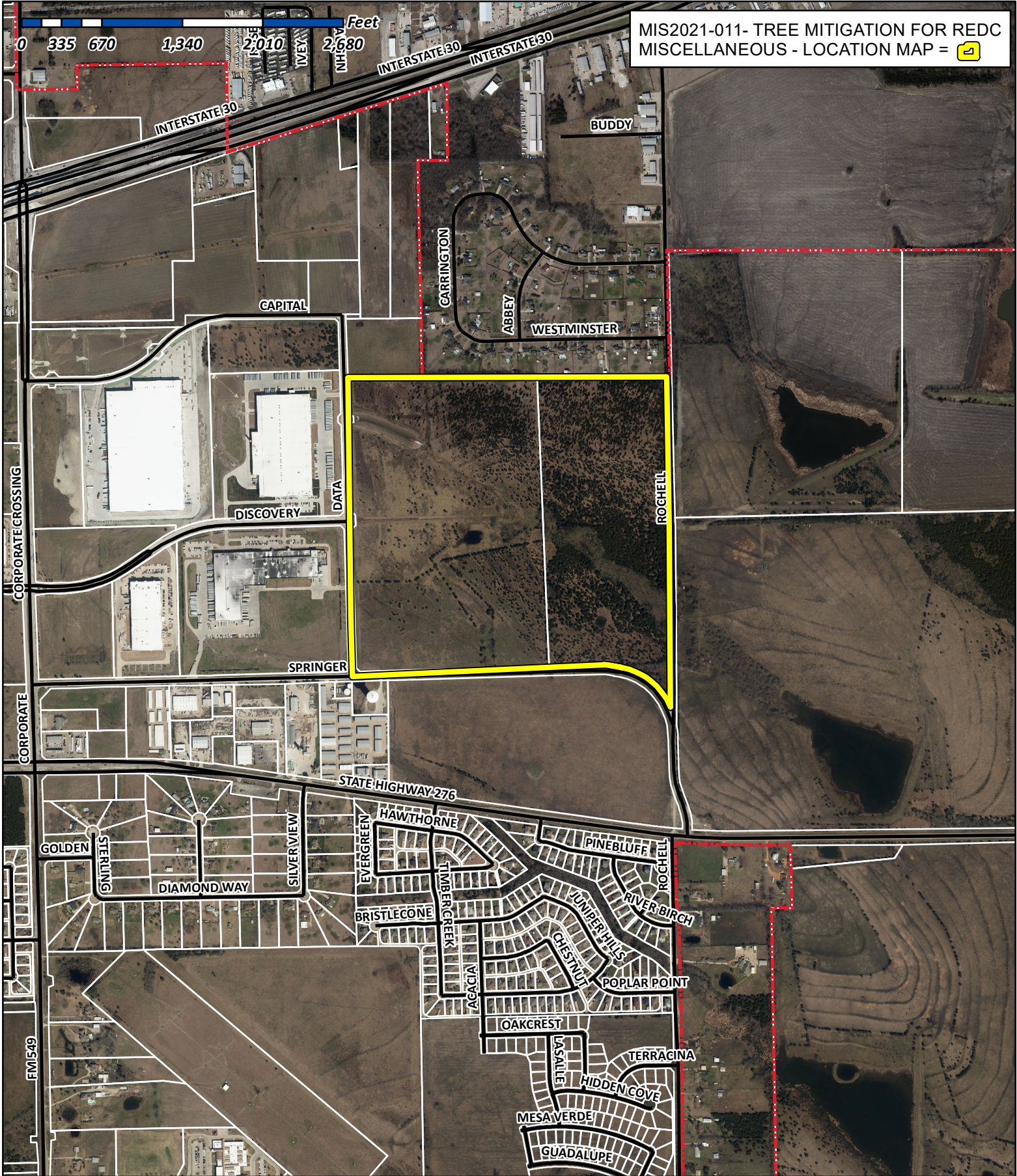
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF August, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF August, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2021-011- TREE MITIGATION FOR REDC MISCELLANEOUS - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





August 2, 2021

Mr. Ryan Miller
Planning Director
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Tree Mitigation Waiver Request

Mr. Miller:

The Rockwall Economic Development Corporation plans to install horizontal infrastructure to develop Phase V of the Rockwall Technology Park. Plans include new roadways, public and franchise utilities, a stormwater system, and regional detention pond to open up the future development of approximately 200 acres of Light Industrial zoned land. The proposed online regional detention pond design utilizes the existing contours and natural creek alignment of the existing floodplain. This design will maintain the natural conveyance of flow, limit the amount of grading required, and preserve as many existing mature trees as possible while contributing to the natural wetland prairie aesthetic. The attached tree conservation plan illustrates the proposed project and the trees that will be impacted or protected.

The grading and paving work associated with the above infrastructure will displace roughly 2,224 caliper inches of existing protected trees, as calculated in accordance with the City of Rockwall's tree preservation ordinance. The Rockwall EDC will plant 80 caliper inches of replacement trees in the new Discovery Blvd median to offset the displaced trees, but the net impact will require mitigation of approximately 2,144 caliper inches. In lieu of additional replacement trees, the REDC would be responsible to contribute approximately \$215,000 to the tree preservation fund.

Considering that the Rockwall EDC is publicly funded and will utilize the issuance of public infrastructure bonds to fund the project, we would like to propose an alternative that may have a greater aesthetic impact. Three franchise utility providers – Oncor Electric, Farmers Electric Cooperative, and Suddenlink Communications – have existing overhead lines running adjacent to Springer Rd and Rochell Rd. The infrastructure project includes widening and improving both of those roadways. In lieu of the funds for tree mitigation, the Rockwall EDC proposes paying to underground those franchise utilities at an estimated cost of \$570,475. Moving these lines underground before the development of the lots will create a more aesthetically pleasing business park consistent with earlier phases of the development. We believe that this will help further the Rockwall EDC's mission of broadening and diversifying the tax base through new business attraction, land acquisition and development, progressive infrastructure, corporate business expansion, and job creation.

We respectfully request that the Planning & Zoning Commission consider approval of the

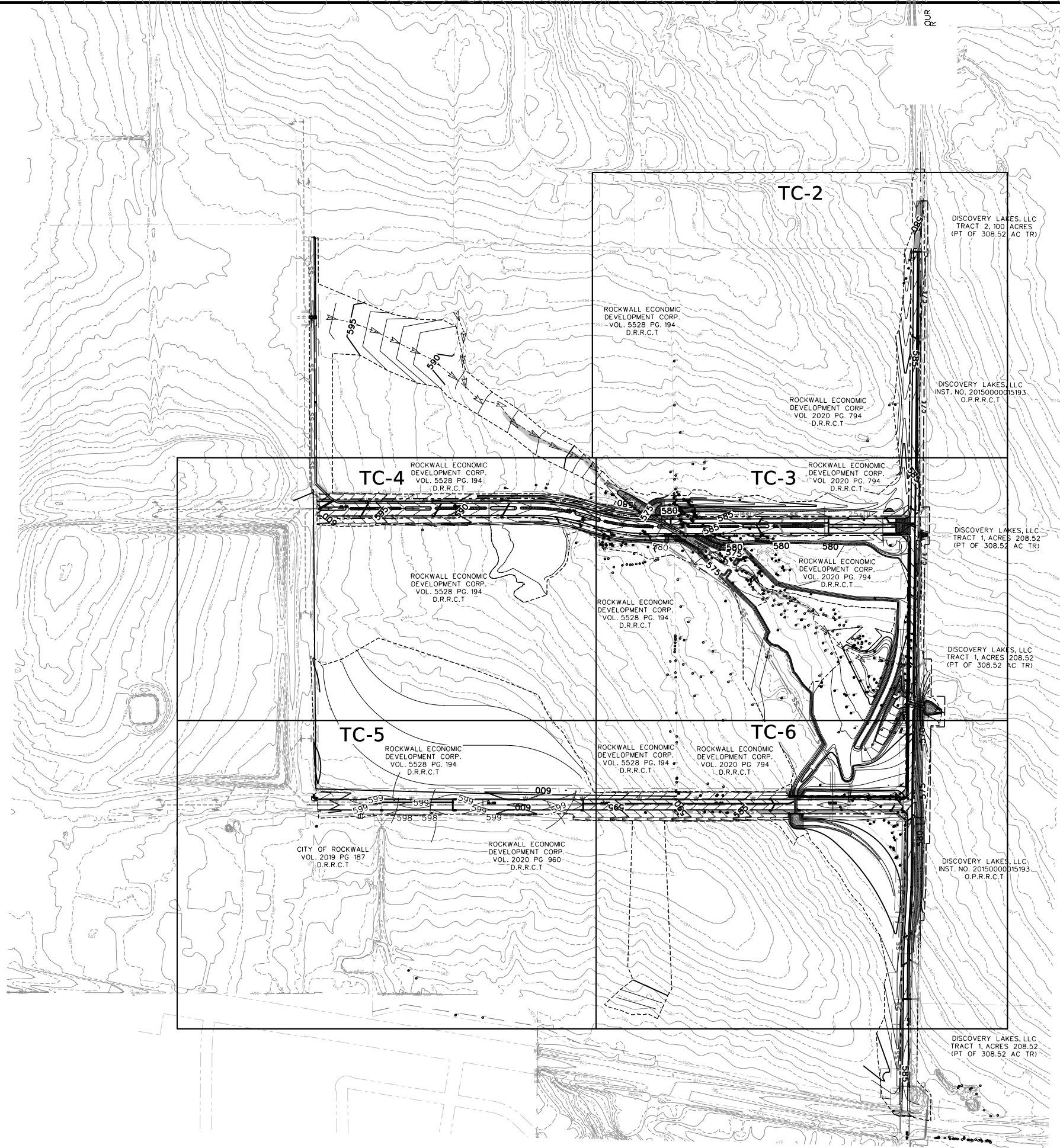
attached Tree Conservation Plan and that the Rockwall City Council consider granting a waiver of the contribution to the tree preservation fund.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Wavering". The signature is fluid and cursive, with a large loop at the end.

Matt Wavering
Director of Project Development

attachments



MicroStation V8 User: 03752 Office: On Site
 Plotter: HP DesignJet 5000 Series Plotter
 Plot Scale: 1/8" = 1'-0"
 Date: Jul 23, 2021 05:28:19 PM
 Project: Freese and Nichols, Inc. - Tree Types Front

FREESE AND NICHOLS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-2144
 7/26/2021
 [Professional Engineer Seal]

FREESE NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Rockwall, TX 75087
 Phone: (214) 217-2200
 Fax: (214) 217-2201
 Web: www.freese.com

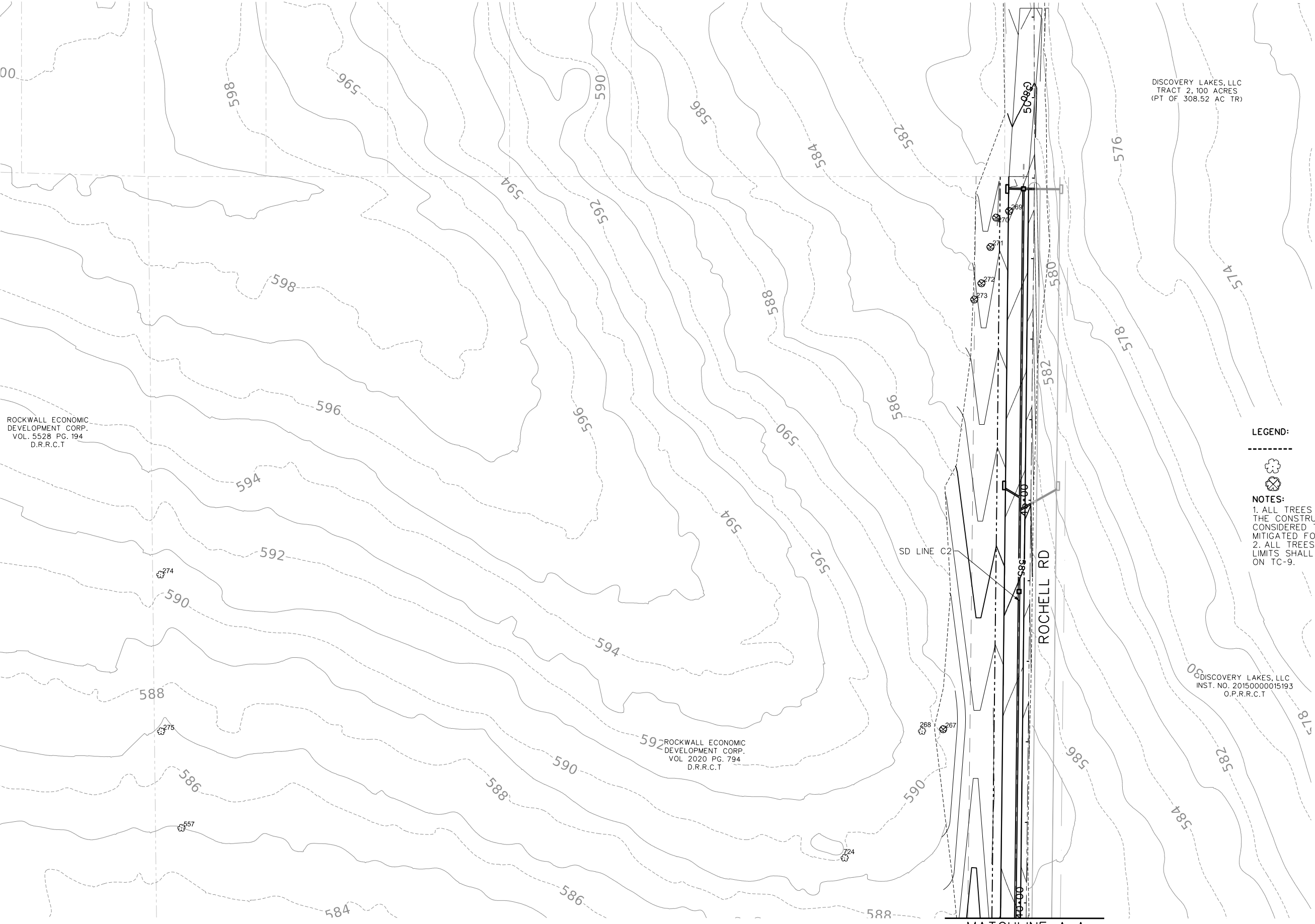
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
 RTP PHASE V INFRASTRUCTURE

OVERALL TREE CONSERVATION MAP

NO.	ISSUES	BY	DATE	FSN JOB NO.	RKW19711	DATE	DESIGNED	DRAWN	REVISED	CHECKED	FILE NAME
						JULY 2021	MW	MW			cv-trt-pl-tcmap01.sht

SHEET TC-1
 SEQ. 107

MicroStation V8 User: 03752 - Office: On Site
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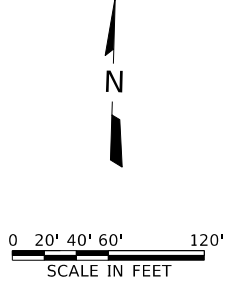


DISCOVERY LAKES, LLC
TRACT 2.100 ACRES
(PT OF 308.52 AC TR)

ROCKWALL ECONOMIC
DEVELOPMENT CORP.
VOL. 5528 PG. 194
D.R.R.C.T

ROCKWALL ECONOMIC
DEVELOPMENT CORP.
VOL. 2020 PG. 794
D.R.R.C.T

DISCOVERY LAKES, LLC
INST. NO. 20150000015193
O.P.R.R.C.T



LEGEND:

- - - CONSTRUCTION LIMITS
- ⊗ TREE
- ⊗ TREE REMOVAL

NOTES:

- 1. ALL TREES THAT FALL WITHIN THE CONSTRUCTION LIMITS ARE CONSIDERED TO BE REMOVED AND MITIGATED FOR.
- 2. ALL TREES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE PROTECTED PER DETAIL ON TC-9.

FRESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-2144



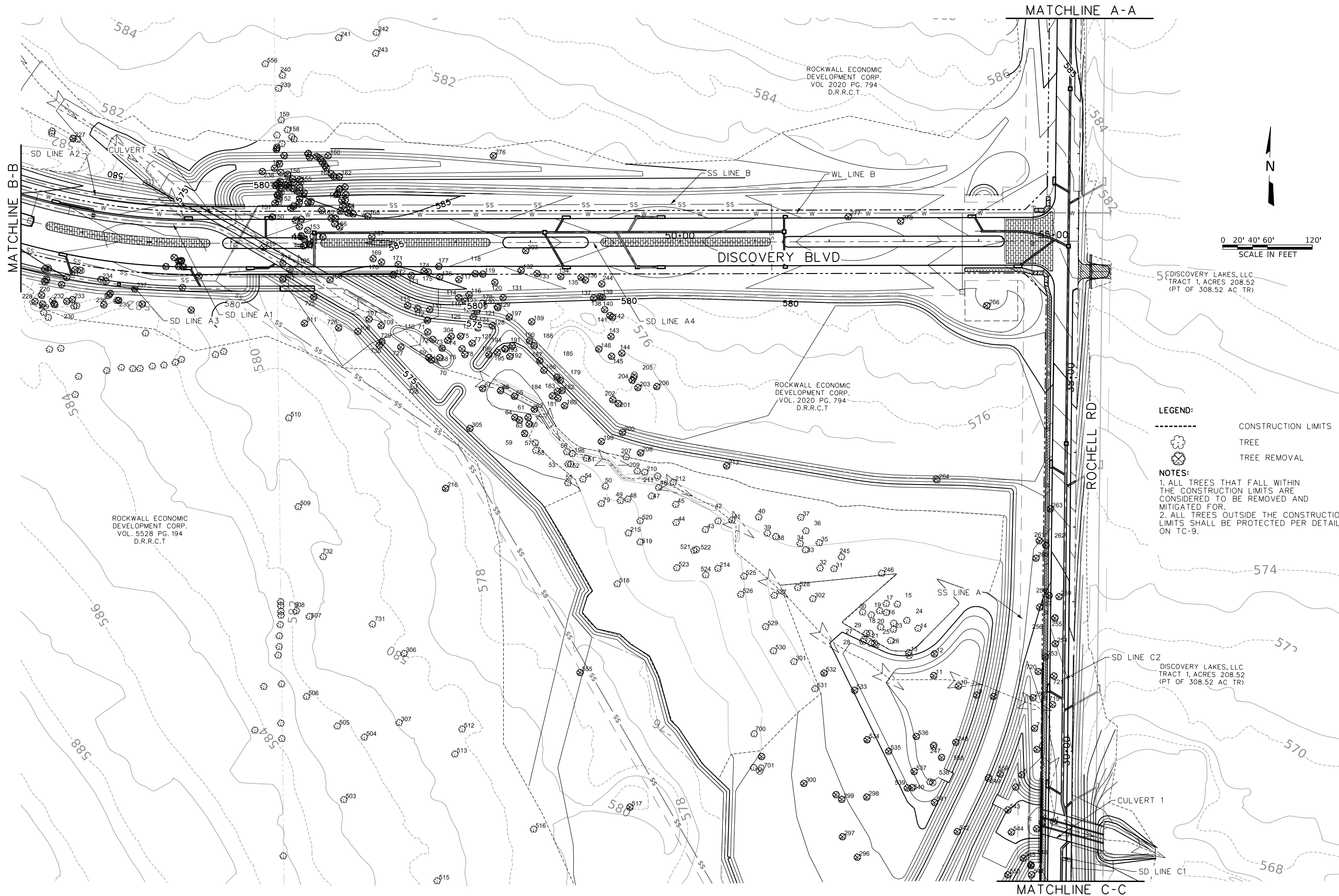
FRESE AND NICHOLS
2711 North Haskell Avenue, Suite 3300
Rockwall, Texas 75087
Phone: (214) 217-2200
Fax: (214) 217-2201
Web: www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE

CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FERN JOB NO.		DATE		DESIGNED	DRAWN	REVISION	CHECKED	ADH	FILE NAME
				DATE	DATE	DATE	DATE						
				1909527	2021	JULY 2021							cv-trt-pl-treecon01.sht

SHEET
TC-2
SEQ. 108



MATCHLINE A-A

MATCHLINE B-B

MATCHLINE C-C

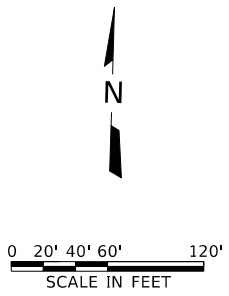
ROCKWALL ECONOMIC DEVELOPMENT CORP. VOL. 2020 PG. 794 D.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORP. VOL. 2020 PG. 794 D.R.R.C.T.

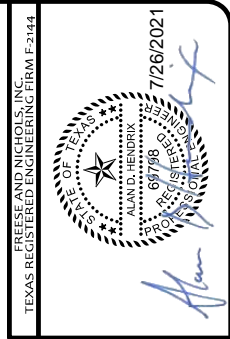
ROCKWALL ECONOMIC DEVELOPMENT CORP. VOL. 5528 PG. 194 D.R.R.C.T.

DISCOVERY LAKES, LLC TRACT 1, ACRES 208.52 (PT OF 308.52 AC TR)

DISCOVERY LAKES, LLC TRACT 1, ACRES 208.52 (PT OF 308.52 AC TR)



- LEGEND:**
- CONSTRUCTION LIMITS
 - ☼ TREE
 - ☼ TREE REMOVAL
- NOTES:**
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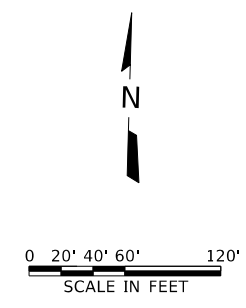
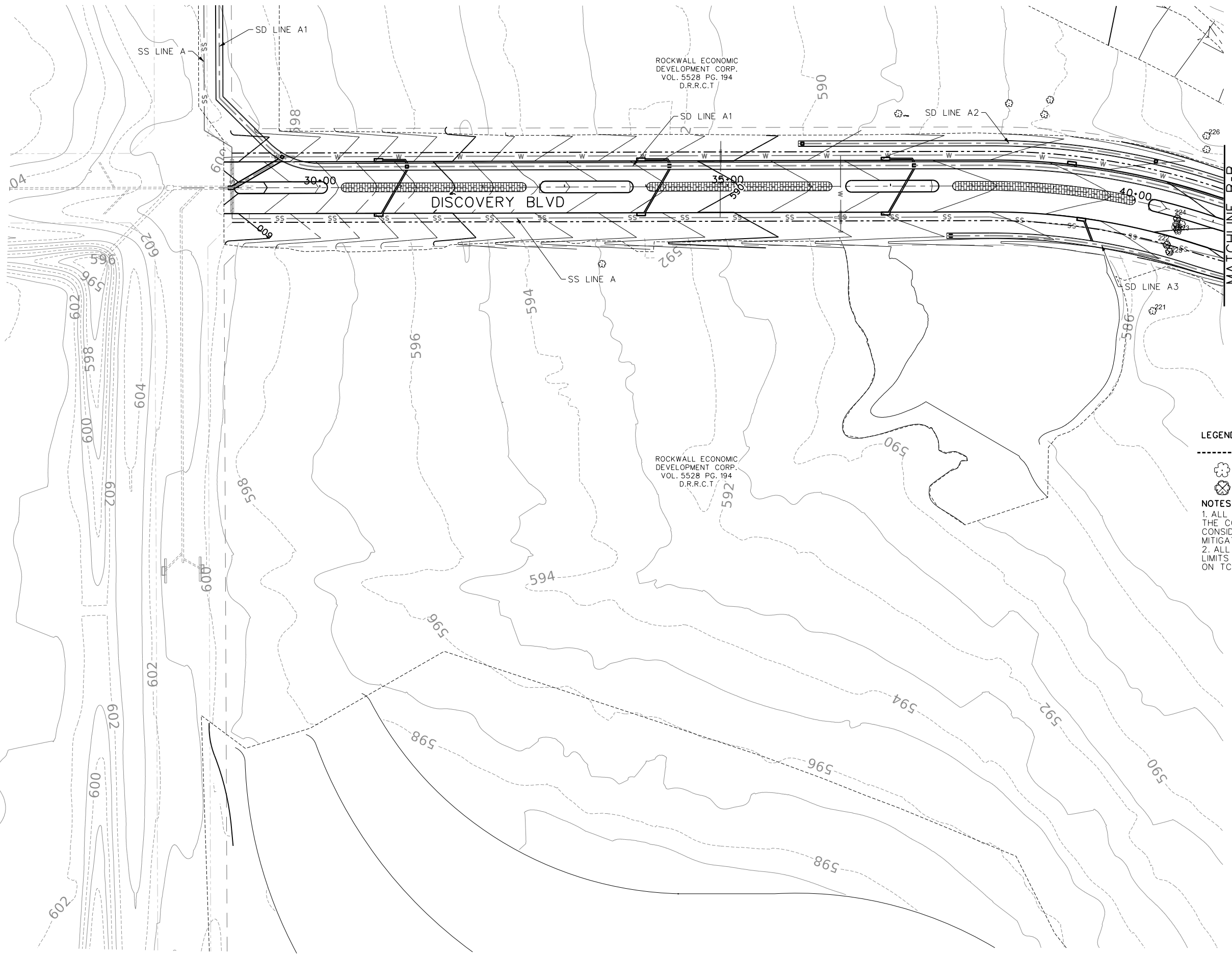
FREES AND NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Dallas, Texas 75241
 Phone - (214) 217-2200
 Fax - (214) 217-2201
 Web - www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FEN JOB NO.	DATE	DESIGNED	DRAWN	REVIEWED	CHECKED	ADH	FILE NAME
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 Project: Freese and Nichols, Inc. - Tree Type Fronts

Office: On Site Date: Jul. 23, 2021 - 05:29:08 PM User: 03752 File: N:\Drawings\Environmental\cv-trt-pt-treecon03.sht



- LEGEND:**
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 - TREE
 - TREE REMOVAL
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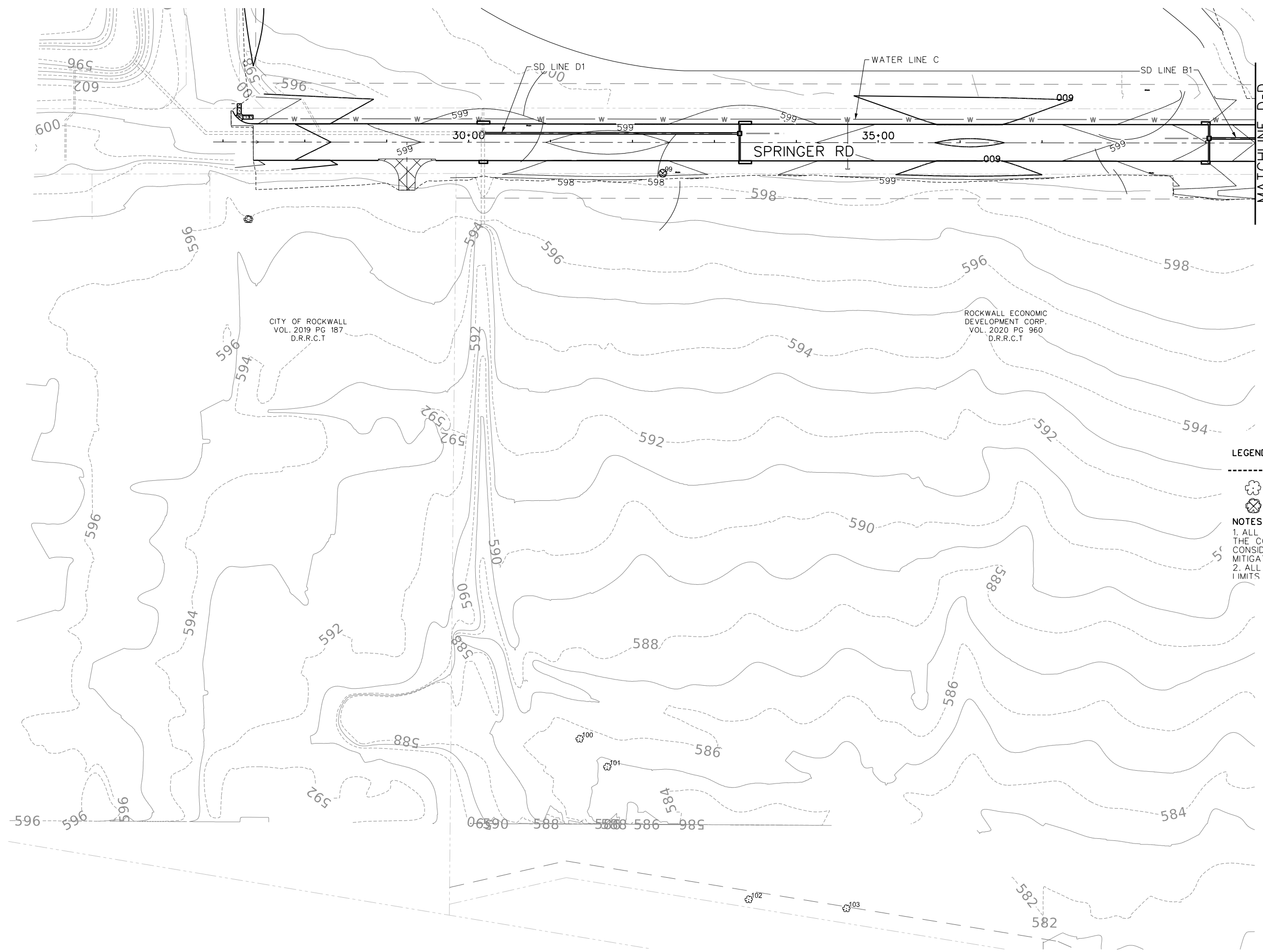
FREES AND NICHOLS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-2144
 STATE OF TEXAS
 PROFESSIONAL ENGINEER
 089798
 7/26/2021

FREES AND NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Dallas, Texas 75201
 Phone - (214) 217-2200
 Fax - (214) 217-2201
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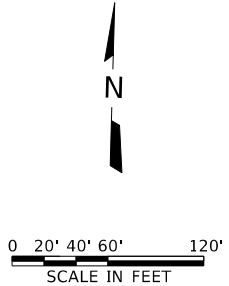
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	DESIGNED	DRAWN	REVISIONS	CHECKED	ADH	FILE NAME
									cv-trt-pt-treecon03.sht

VERIFIED SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.



MATCHLINE D-D



LEGEND:

- CONSTRUCTION LIMITS
- ⊗ TREE
- ⊗ TREE REMOVAL

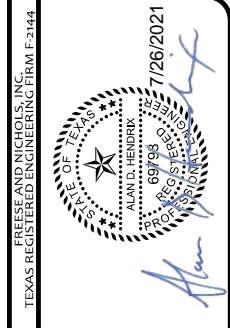
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CITY OF ROCKWALL
VOL. 2019 PG 187
D.R.R.C.T

ROCKWALL ECONOMIC
DEVELOPMENT CORP.
VOL. 2020 PG 960
D.R.R.C.T

MicroStation V8 User: 03752; Office: On Site
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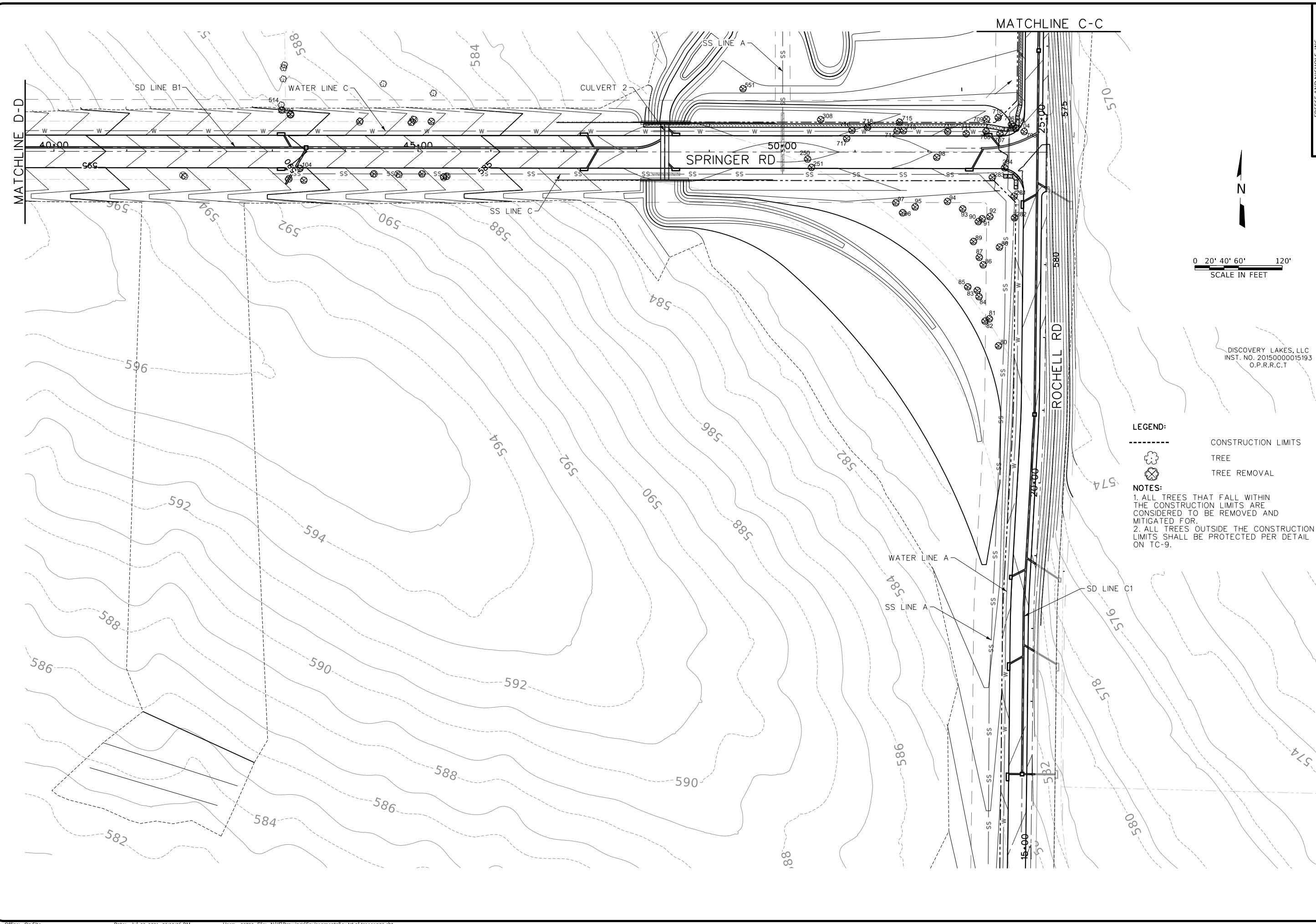
FREESSE AND NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Rockwall, TX 75087
 Phone - (214) 217-2200
 Fax - (214) 217-2201
 Web - www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE

CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FERN JOB NO.	RKW1971H				FILE NAME
					DATE	DESIGNED	DRAWN	REVIEWED	
					JULY 2021	MW	MW		cv-trt-pl-treecon04.sht
VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.									

MicroStation V8 User: 03752 Office: On Site
 Plotter: HP DesignJet 5000 Plotter
 Plot Scale: 1/8" = 1'-0"
 Date: Jul 23, 2021 - 05:29:36 PM
 Project: Freese and Nichols, Inc. - Tree Types Fronts



0 20' 40' 60' 120'
 SCALE IN FEET

LEGEND:
 --- CONSTRUCTION LIMITS
 ☼ TREE
 ⊗ TREE REMOVAL

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DISCOVERY LAKES, LLC
 INST. NO. 2015000015193
 O.P.R.R.C.T

FREESE AND NICHOLS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-2144
 STATE OF TEXAS
 PROFESSIONAL ENGINEER
 REG. NO. 69798
 EXPIRES 12/31/2021
 Alan Nichols

FREESE NICHOLS
 2711 North Haskell Avenue, Suite 3300
 Houston, TX 77018
 Phone - (214) 217-2200
 Fax - (214) 217-2201
 Web - www.freese.com

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
RTP PHASE V INFRASTRUCTURE
 CIVIL
TREE CONSERVATION PLAN

NO.	ISSUES	BY	DATE	FNJ JOB NO.	DATE	DESIGNED	DRAWN	REVISIONS	CHECKED	ADH	FILE NAME
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VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **TC-6**
 SEQ. 112

